

\$630,000 - 49 Sage Valley Manor Nw, Calgary

MLS® #A2235458

\$630,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Nestled on a quiet, family-friendly street in the sought-after community of Sage Hill, this meticulously maintained two-storey home offers thoughtfully designed living space that blends comfort, style, and function. From the moment you step inside, you'll notice the elegant finishes that make this home truly move-in ready. The open-concept main floor welcomes you with neat, low-maintenance flooring and several southeast-facing windows that flood the space with natural light. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into the dining area and kitchen. The well-maintained kitchen boasts a central island with bar seating, sleek black appliances, and a handy pantry. Step outside to your sunny, southeast-facing backyard, where a two-tiered deck and beautifully landscaped yard create a private outdoor oasis, ideal for barbecues, gatherings, or simply enjoying Calgary's summer sunsets. A discreetly tucked-away main-floor laundry area, combined with a convenient half bathroom, adds to the home's everyday functionality. Upstairs, you'll find a bright and versatile bonus room—perfect as a family lounge, home office, or playroom—along with three generously sized bedrooms. The primary suite is a private retreat, featuring a well-proportioned walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms, both offering ample



space, share a well-appointed full bathroom. The undeveloped basement offers a blank canvas for your future plans—whether it's a home gym, media room, guest suite, or additional bedroom, the possibilities are endless. Located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, schools, parks, and major routes like Stoney Trail and Shaganappi Trail, this home combines everyday convenience with peaceful suburban living. Whether you're upsizing, right-sizing, or investing for the future, this is a rare opportunity to own a stylish, well-cared-for home in one of NW Calgary's most desirable communities.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235458 |
| Price | \$630,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,689 |
| Acres | 0.09 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 49 Sage Valley Manor Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0E6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 66 |
| Zoning | R-G |

Listing Details

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| Listing Office | Everest Realty and Property Management Corp. |
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